

Graniteville Woods Land Purchase Study Committee
October 6, 2006 7:30 am Police Station Training Room.

Attendees: Judith Culver, Margaret Wheeler, Fred Palmer, Phil McKinley, and Asst Town Manager Norman Khumalo.

Absent: Diane Holmes, and Bob Jefferies.

Call to order at 7:30 am. In Holmes' absence, Culver chaired the meeting and Wheeler kept the Minutes.

Committee approved the 9/29/06 minutes. Culver will send an electronic version of the approved minutes to the Town Clerk.

Status of Appraisals

Khumalo provided the appraisals for all GW parcels performed by Byrn, McKinney & Associates:

1. 57 acre parcel \$4.9M
2. 29 acre parcel \$2.2M
3. Parcel adjacent to Highway Garage and portions of other parcels \$1.9M
4. Portions of parcels identified for Open Space \$300K

Residential subdivision plans are being submitted for the parcels identified in items 2 and 3 above.

GW Update for Board of Selectmen/ Preparation for Town Meeting

Committee will provide latest information to BoS at their Oct 10 meeting where they will be taking positions on articles. Culver will contact GIS Coordinator about presentation materials for Town Meeting such as locus map. McKinney will check with petitioners about any presentation they intend to make to Town Meeting and communicate logistical details to the Town Manager for incorporation into the schedule of events for Town Meeting being developed on Wednesday.

There was discussion of the wording of the articles and the anticipated Town Meeting discussions. Khumalo provided the information that \$6K per employee is the rough figure used for annual health care and pension benefit costs for estimation purposes. Fire Chief Rochon provided Palmer with the current costs for staffing the Rogers Fire Station and call information showing that Hildreth Hills/Hildreth Heights generate an average of 19 calls per year. Khumalo provided the information that those two developments contain 108 and 58 units respectively.

Tabulating the Impact of GW

The Committee identified 4 primary scenarios relative to GW; Town buys all parcels, Town buys the 57 acres proposed for 40B development, development under the proposed LIP, and the proposed 40B development.

McKinney will develop a spreadsheet showing the Revenue, Bonding, Costs to the Town (school and non-school) and assumptions to determine the first-year Net Cost of each scenario to the Town. Culver will contact Finance Directory Marchand to get the costs for bonding \$9.3M and \$4.9M. It was decided to use the preliminary figure of \$700 from the impact analysis for Woodlands at Laurel Hills as the per-capita non-school costs until the figure can be adjusted to reflect Town Budget growth from FY04 to FY07.

McKinney will email the spreadsheet to GWC members. They will direct their feedback to only McKinney, who will compile it and redistribute the updated spreadsheet. Khumalo will post a GWC meeting for Tuesday, October 10 at 6:30 pm for the Committee to finalize the spreadsheet prior to presenting it to the BoS.

Meeting adjourned at 9:00 am